



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

July 10, 1978

Present: Zielinski, Hannaford, Kulmala, Young, Chaput, Raftery

The Minutes of the June 26 meeting were amended to reflect that the Conservation Commission had requested that Lot 20, Hemlock Hill, not be released until they have reviewed the drainage. Minutes were accepted as amended.

Mr. Talbot appeared in an informal presentation of a plan on Russell Street which would have a shared driveway over an existing carpath and recorded right of way along the lot lines of Lot C and Lot B (owned by Parker. Expenses would be shared by these two lots and access would also be provided to what Mr. Talbot referred to as "remaining land of DenHartog" (Lot 17.) Lot 17 is a triangle-shaped lot fronting on Russell Street which comes to a point where it joins the remaining land (total 26 approx. acres) and recorded as a single parcel. The Board suggested that Talbot transfer from Lot C a corner so that the back land of Lot 17 will have legal frontage when and if he sells Lot C. It was reported that the Conservation Commission has approved all wetlands questions regarding the 12-foot mutual driveway. The Public Hearing for the Driveway Permit will be held August 14.

Mr. Falwell, representing Walter Smith, appeared to discuss again Mr. Smith's land off Virginia Farme. He reported that a request to Harkins (the lot where the slope easement was never recorded as part of Harkins' deed) for a grant of this easement has had no response. Bob Zielinski informed the Board that Town Counsel felt that in terms of intent (based on correspondence and statements made by the Board at the time Virginia Farme was being developed), the Board in good conscience could support the 40 foot right of way as access should Smith wish to turn his parcels into a subdivision

Tony Machias, a resident of Virginia Farme, asked the Board to consider alternative means of accessing Smith's land since most of the residents of Virginia Farme felt that the easement where placed was particularly dangerous.

It was clear on the plan what the intent of the developer was and it appears in the context of various communications from the Board at the time that it was their intent to provide access via this 40 foot easement. Mr. Falwell also pointed out that Mr. Smith did not buy one of the Virginia Farme lots when they were available, basing his decision on a letter from the Board stating that access would be provided by the easement when it was deeded to the Town.

It was generally felt that the Board could support the 40 foot wide right of way for a possible subdivision road into the parcel.

After discussion, Mr. Falwell withdrew his question of how the Board would view a request for a waiver of certain rules and regulations concerning grades and approach since the Board felt it could not make any general commitment to consider waivers absent definitive engineering plans. In fact, the element of risk was stressed because other factors may make subdivision of these parcels inappropriate.

Don Lloyd, Bingham Road, made an informal presentation under Approval Not Required for a plan which would permit him to exchange land with his neighbor to enable him to build a leaching field. The exchange would be between Lot 4-A (4.00 acres) and Lot 3-A (87,236 sq. ft.). It was pointed out that when the plan is brought in for signing, the location of the house and the areas of the two blocks to be exchanged should be shown.

Doug Milne presented a plan of land on Maple Street showing Lot A containing 13 19/100 acres and Lot B, a porkchop lot containing 22 08/100 acres, which was signed under Approval Not Required.

Charles Orlando presented a plan of land on River Road showing Lot 1, 8.3 acres; Lot 2, 12.9 acres; Lot 3, 12.15 acres; Lot 4, 5.39 acres; (all porkchop lots) and Lot 5, 7.00 acres. The plan also showed Common Land A, 5.44 acres, and Common Land B, .22 acres, neither to be considered as a legal building lot. The plan was signed under Approval Not Required.

Orlando also distributed a brochure covering the points to be considered regarding the proposed common driveway. The Hearing for this proposal will be at 9:30 p.m., August 14. It was suggested that Town Counsel should take a look at the proposed covenants.

Frank Hannaford reported that he had orally and in writing informed Art Charbonneau that one of the two plans submitted at the June 26 meeting had been rejected.

Discussion of the Open Space and Recreation Report was deferred to the July 24 meeting. Kay Kulmala briefly reviewed some suggested additions which will be mailed to Board members for their consideration.

It was suggested that the printed application for a building permit should include a box or line for indicating whether or not a Driveway Permit will be required.

Meeting adjourned 11:45 p.m.

Respectfully submitted,


Meredith DeLong, Secretary